

065.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

875,500 / 875,500

USE VALUE:

875,500 / 875,500

ASSESSED:

875,500 / 875,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
7		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WILLIAMS PAUL H	
Owner 2: DASH MEERA K	
Owner 3:	

Street 1: 7 STOWECROFT ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FERREIRA CHRISTINA & MANUEL -

Owner 2: -

Street 1: 7 STOWECROFT ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 2420 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7100	Sq. Ft.	Site			0	70.	0.89	12									443,100						443,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7100.000	432,400		443,100	875,500		41993
							GIS Ref
							GIS Ref
							Insp Date
							10/08/18

Total Card	0.163	432,400	443,100	875,500	Entered Lot Size
Total Parcel	0.163	432,400	443,100	875,500	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	361.78	/Parcel: 361.78	Land Unit Type:

PREVIOUS ASSESSMENT								Parcel ID	065.0-0005-0007.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	432,400	0	7,100.	443,100	875,500		Year end	12/23/2021	
2021	101	FV	418,300	0	7,100.	443,100	861,400		Year End Roll	12/10/2020	
2020	101	FV	418,300	0	7,100.	443,100	861,400	861,400	Year End Roll	12/18/2019	
2019	101	FV	326,500	0	7,100.	411,500	738,000	738,000	Year End Roll	1/3/2019	
2018	101	FV	323,000	0	7,100.	411,500	734,500	734,500	Year End Roll	12/20/2017	
2017	101	FV	306,700	0	7,100.	360,800	667,500	667,500	Year End Roll	1/3/2017	
2016	101	FV	306,700	0	7,100.	329,200	635,900	635,900	Year End	1/4/2016	
2015	101	FV	288,200	0	7,100.	291,200	579,400	579,400	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
FERREIRA CHRIST	45480-154		6/28/2005			597,500	No	No							
HUME PRISCILLA	27510-390		7/25/1997			238,000	No	No	Y						

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
8/18/2017	1059	New Wind	2,000	C					10/8/2018	MEAS&NOTICE	HS	Hanne S			
4/4/2016	367	Add Bath	146,000					add master suite/f	1/28/2014	Info Fm Prmt	EMK	Ellen K			
10/3/2013	1470	Manual	7,000	C					12/29/2008	Meas/Inspect	294	PATRIOT			
									12/14/2005	MLS	HC	Helen Chinal			
									10/8/1999	Mailer Sent					
									10/8/1999	Measured	256	PATRIOT			
									11/1/1981		MS				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good	A Bath:	Rating:										
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:										
			%	1/2 Bath:	Rating:	A HBth:	Rating:										
				OthrFix:	Rating:												
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C+ - Average (+)	Year Blt: 1953	Eff Yr Blt:		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1											
Alt LUC:		Alt %:		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O										
Jurisdct: G18		Fact: .		Fpl: 1	Rating: Good	Other											
Const Mod:		Lump Sum Adj:		WSFlue:	Rating:	Upper											
INTERIOR INFORMATION				CONDOS INFORMATION				Lvl 2									
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Location:		Lvl 1											
Partition: T - Typical		Total Units:				Lower											
Prim Floors: 3 - Hardwood		Floor:				Totals	RMS: 7 BRs: 4 Baths: 2 HB										
Sec Floors: 6 - Ceramic Tile	20%	% Own:															
Bsmnt Flr: 12 - Concrete		Name:															
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 065.0-0005-0007.0																	
More: N				Total Yard Items:				Total Special Features:				Total:					